



First Program Year Action Plan

The CPMP First Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 1 Action Plan Executive Summary:

The City of South Bend anticipates receiving an estimated \$2,700,000 in federal resources for the Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) in 2010. The City of Mishawaka anticipates receiving an estimated \$500,000. In addition to the CDBG and ESG funds, the City of South Bend received approximately \$4,100,000 in Neighborhood Stabilization Program (NSP) funds, an additional \$750,873 in CDBG-R funds and \$1,148,607 in Homeless Prevention and Rapid Re-Housing funding in 2009. These funds were allocated under the American Recovery and Reinvestment Act of 2009 and have a clear purpose – to stimulate the economy through measures that modernize the Nation’s infrastructure, improve energy efficiency, and expand educational opportunities and access to health care. While these one-time funds are a combination of 2008 and 2009 program years, the extended timeframe of the expenditures will be under the 2010-2014 HCD Plan.

All of the activities under South Bend’s various funding sources are generally targeted to specific and complementary geography and work together. South Bend has targeted the Near Northwest, Near West Side and Northeast Neighborhoods for programs that support existing owner occupants, promote first time homebuyers, provide for the renovation of quality rental properties, and allow for the demolition of vacant and abandoned structures in these areas – all in support of housing in the City of South Bend. Additionally, services to the homeless and the prevention of homelessness are critical.

Relative to the neighborhood revitalization aspect of the Plan, a Neighborhood Revitalization Strategy Area (NRSA) was approved by HUD in July 2009 and has a term of 2009-2013. The NRSA was requested for an area that is primarily residential located just west of downtown South Bend in the Near Westside target area

previously mentioned. The City has proposed CDBG funding for demolitions and NSP funds for housing rehabilitation and new construction in partnership with Neighborhood Development Associates, LLC (NDA), a private housing development consultant firm, and South Bend Heritage Foundation, Inc., a CBDO (Community Based Development Organization). NDA will use CDBG funds as leverage to apply for a low income tax credit project.

The NSP funds will expand the benefit in the NRSA by providing additional funding for the demolition of vacant and abandoned structures, allow for the acquisition and rehabilitation of 9 homes, the construction of 4 new homes, and the demolition of 60 vacant abandoned homes. In addition, the NSP funds will be used to benefit the very low income special needs population with the construction of 2 group homes. CDBG-R efforts will also target the Near Westside in the form of energy efficient heating system installations at the Dunbar Corner complex.

The City of Mishawaka has targeted the Milburn Blvd. Neighborhood for revitalization with approximately 59% of their CDBG funds allocated here. In 2005 the City of Mishawaka's Department of engineering employed consulting services to prepare a Master Plan for this section of the city. The study identified sewer improvement projects which started in 2006 and should be completed by 2015. The City of Mishawaka Code Enforcement has also targeted this neighborhood with support from CDBG funding, along with TIF funding for new curbs, sidewalks, and streets in support of housing activities. It is estimated that in 2010 approximately \$297,000 (50%) of Mishawaka's CDBG funds will be utilized in the Milburn Boulevard Neighborhood for efforts such as spot blight clearance and infrastructure improvements in addition to 100% of their HOME allocation toward building First-Time Homebuyer houses on the cleared lots in this neighborhood.

The HOME Program anticipates an estimated \$1,140,000 for housing programs throughout St. Joseph County for each of the next 5 years. The HOME program will exceed the 25 percent match requirements through private funding and project sponsors.

The ESG Program in the City of South Bend is allocated an estimated \$123,000 yearly for emergency shelter activities. ESG grant matching requirements will be satisfied using funds from other federal, state, and private dollars.

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year 1 Action Plan General Questions response:

South Bend

While funds will be directed to other sites across the City, they will be targeted to the Near Northwest (Census Tract 6), Near West Side (Census Tracts 19, 20, and 21), and the Northeast (Census Tract 10). (See map below for Census Tract locations.) These neighborhoods show relatively low incomes and high concentrations of poverty, high rates of residential vacancy and abandonment, and a high incidence of sub-prime loans. The target areas, adjacent to downtown, are also areas that have begun to see some redevelopment activity, have greater market potential, and have been areas of focus by local nonprofit housing organizations. It is anticipated that 49% of the HCD Plan-related funds allocated to South Bend will be devoted to these three target areas.

The Neighborhood Revitalization Strategy Area (NRSA) for Census Tracts 19 and 20 is bounded by Lincoln Way West on the north, William Street on the east, the Norfolk Southern Railroad on the south and Walnut Street on the west. This area was selected given its vacant lots, demolitions, absentee landlords, rental properties, lack of a neighborhood school, large elderly population, and property maintenance issues. However, this area is assisting in addressing these problems given the following resources: many concerned citizens, the history of the neighborhood, affordable housing, churches, small businesses, police presence, the Colfax Cultural Center, the Charles Martin Youth Center, the proposed Kroc Center (to be built at the corner of Western Avenue and Chapin Street), the redevelopment of the Hansel Center in partnership with the University of Notre Dame, the redevelopment of the former Engman Natatorium in partnership with Indiana University South Bend, and existing home improvement programs. The City has proposed CDBG funding for demolition and NSP funds for housing rehabilitation, along with new construction. These activities will be complemented by the 2010 focus in the Near Westside for acquisition and rehabilitation.

Given the significant vacant property issues and the desire to more substantially advance efforts towards physical change in neighborhoods, the City of South Bend made a policy decision to shift resources from public services to physical improvements/neighborhood revitalization activities effective with the 2007 program year. To that end, public service grantees were told to anticipate a 25% phase-out annually with 2010 being the final year of funding. However, public safety activities will continue to be considered.

Numerous sources of funding are expected to be available to support the various federal funds for Supporting Homeowners and Helping Renters become Homeowners. In addition to annual CDBG& HOME funds – Neighborhood Stabilization Program (NSP), CDBG-Recovery (CDBG-R), private local financial institution support, community foundation dollars and general community donations are anticipated. NSP and CDBG-R dollars are complementing the targeted area investment with

additional 11 single family rehabs and 4 newly constructed homes, and a consortium of six local financial institutions pool resources to provide mortgage assistance to new homeowners through the Community Homebuyers Corporation (CHC) program, expected to assist approximately 20 clients per year. Home modifications addressing medical needs will offer approximately 35 elderly homeowners assistance and will be supported by over \$900,000 of Weinburg Foundation dollars. Rebuilding Together conducts approximately 25 homeowner rehabs per year with CDBG dollars and is additionally supported by local trades, business and individual monetary, labor and material donations.

Housing counseling is made available through CDBG, South Bend city resources and state dollars via the Indiana Foreclosure Prevention Network. All of these funding sources allow the counseling activity that supports the efforts for homeownership as noted previously. Over 250 people are expected to attend a counseling session and or class each year.

Promoting Quality Rental Property will be realized with the improvements to 80 low/mod units at Robertsons; the installation of 25 geothermal heating units at Dunbar Homes rental complex which will see additional tax credit support to make improvements and upgrades to the entire complex. Additionally, the PHA's Section 8 vouchers, HOME funds for Tenant Based Rental Assistance of 6 units, and NSP funds to address the housing of 8-16 special needs persons will occur.

Efforts to prevent homelessness and assist the homeless will be supported with Homelessness Prevention and Rapid Re-Housing (HPRP) funds through an entitlement award, and via the State to local service agencies; McKinney Vento Homeless funds; Emergency Shelter Grant (ESG) funds for 4 agencies sheltering youth, women and children, and other homeless. In addition to a small amount of CDBG funds for the Veterans Shelter rehab, private local donations, as well as donated property, have been made available for this project.

Mishawaka

The City of Mishawaka began focusing its efforts and resources on the Milburn Boulevard Neighborhood in 2009. This neighborhood is defined by the St. Joseph River on the north, Panama/Twelfth Street on the south, Ironwood Drive on the West and Union Street on the east. The Milburn Boulevard Neighborhood is one of the earliest neighborhoods established in the City, with some of the housing dating back to the late nineteenth century.

This target area was selected for several reasons, one of which is the documented economic need in the area. This is a densely populated neighborhood that is largely residential with a mixture of owner-occupied houses and rental properties. It is comprised of all the block groups in St. Joseph County Census Tracts 101 and 102. Per the 2000 Census, Tracts 101 and 102 have a combined population of 8,685 residents. Per HUD guidelines, 4,945 (56.6%) are considered low-moderate income. Utilizing additional data from HUD, both census tracts have an Estimated Foreclosure Abandonment Risk score of "10," which is the highest score and indicates the greatest risk of abandonment. The United States Postal Service reports that Census Tracts 101 and 102 have residential vacancy rates of "8" and "10" respectively, which is higher than average for the City of Mishawaka. Vacant and abandoned structures are an increasing problem in this neighborhood.

Another reason Community Development is focusing on the Milburn Boulevard Neighborhood is that other City departments are escalating their improvement efforts in the area. In 2005 the City's Department of Engineering employed consulting services to prepare a Master Plan of this section of the City. The study identified nine specific sewer improvement projects. Construction began in 2006 to address these needs, and is continuing. Updates to the entire area should be completed by 2015.

In addition, in 2008 the City's Code Enforcement Department began working in the Milburn Boulevard Neighborhood area. Each code officer is assigned specific streets within the Milburn area to monitor and address any issues that they observe. An additional officer, paid with CDBG funds, is assigned to an area of notable concern. The officers make daily efforts to address both public nuisance cases as well as substandard structures. They patrol their respective streets regularly and notified property owners or tenants of code violations where necessary. In 2008 code officers initiated 666 public nuisance type cases, and were able to close 637 (96%). They opened 97 cases on substandard structures and closed 65 (67%). The Code Enforcement Department will continue to focus on this neighborhood for several years.

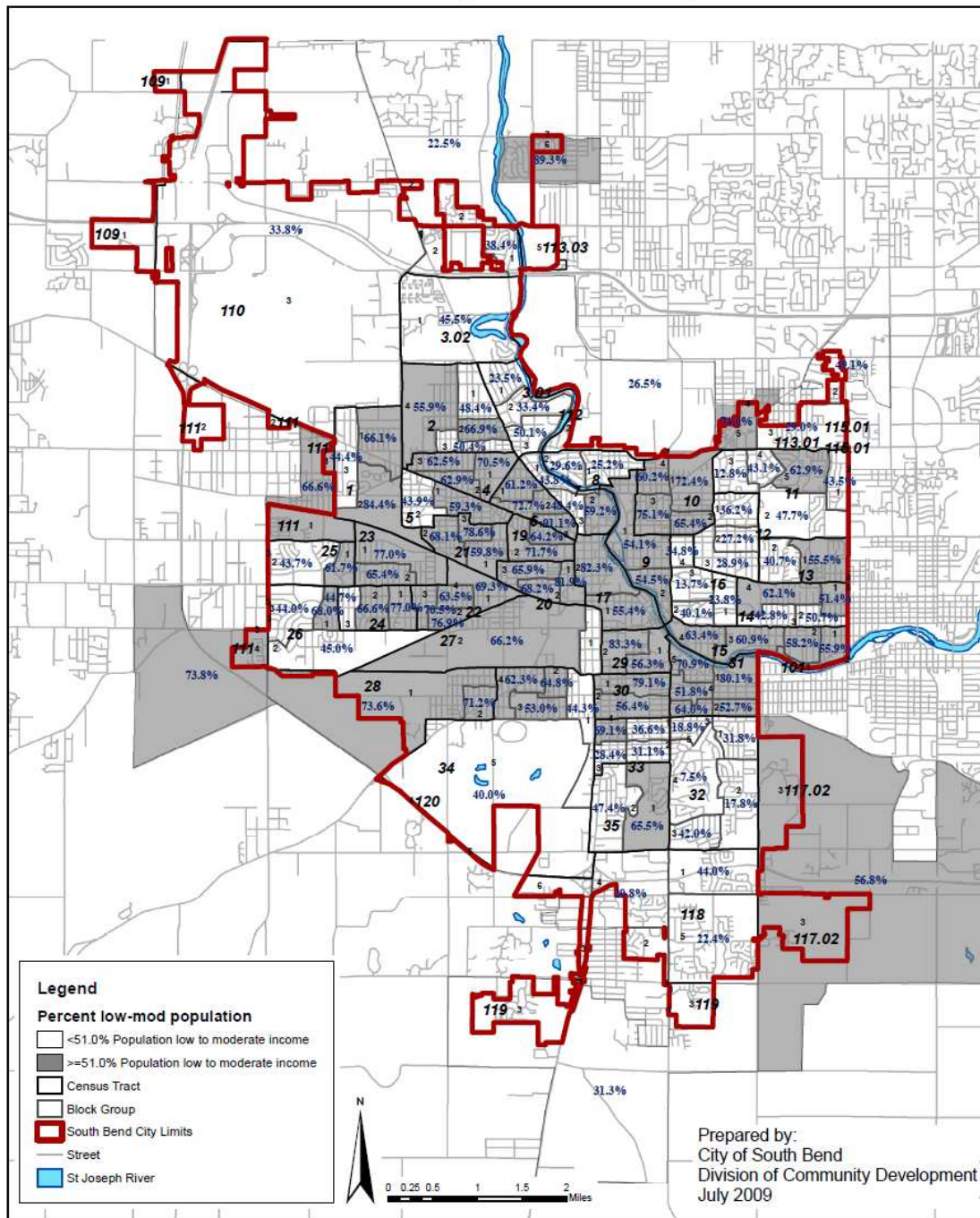
These improvement efforts by other City of Mishawaka departments in the target area allow Community Development to leverage its CDBG funds. Another public source of funding in the area is Tax Incremental Finance (TIF) funds. The City's Northwest TIF District overlaps portions of the Milburn Boulevard Neighborhood on its northern edge. According to State statute, TIF funds can be used to pay for such items as curbs and sidewalks, streets, and clearance of land in preparation for development. In addition, a portion of the City of Mishawaka's target area for the Neighborhood Stabilization Program (NSP) overlaps the Milburn Boulevard Neighborhood boundaries.

It is estimated that in Program Year 2010 approximately \$297,000 (50%) of Mishawaka's CDBG funds will be utilized in the Milburn Boulevard Neighborhood for efforts such as spot blight clearance and infrastructure improvements. It is anticipated that approximately 100% of the City's 2010 HOME Grant will be allocated toward building First-Time Homebuyer houses on the cleared lots in the Milburn Boulevard target area.

St. Joseph County

Given the economic changes demand for homeowner assistance has peaked. To that end the HOME funds allocated to the County will be directed to homeowner rehab, and will not be targeted to any particular township.

Percent of Population Considered Low-Moderate Income by Block Group



Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 1 Action Plan Managing the Process response:

The St. Joseph County Housing Consortium was established by an Inter-local agreement in 1991 and is comprised of three jurisdictions: the City of South Bend, the City of Mishawaka, and St. Joseph County, with South Bend acting as the lead jurisdiction. The City of South Bend, the City of Mishawaka, and St. Joseph County recognize that affordable housing, homeless assistance and supportive service needs extend beyond jurisdictional boundaries.

City of South Bend - Department of Community and Economic Development

The former Building Commissioner of South Bend and St. Joseph County and the Director of Communications and Special Projects serve as South Bend's representatives on the Consortium Board. The Department of Community and Economic Development through its Community Development Division, provides staff support to the Consortium and serves as the lead agency for the HCD Plans. Community Development is responsible for the preparation, coordination, submittal and revision of the HCD Plan, its annual Action Plans, and amendments. The City of South Bend is an entitlement community, meaning it receives Community Development Block Grant (CDBG) funds every year -- they are "entitled" to it -- based on a complex formula developed by HUD using age of housing, extent of poverty, size of population, etc. The City of South Bend also receives Emergency Shelter Grant (ESG) funds annually. In addition, the Neighborhood Stabilization Program (NSP), and Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds received in 2009 with a three year term are based on a similar formula. As a member of the Consortium the City of South Bend is annually allocated HOME funding based on a percentage formula as determined by HUD.

City of Mishawaka - Department of Planning & Community Development

The Mayor and the Community Development Director serve as the Mishawaka representatives on the Consortium Board. The Department assists in the preparation of the HCD Plan and Annual Plans. The City of Mishawaka also receives Community Development Block Grant (CDBG) funds every year as an entitlement community. As a member of the Consortium the City of Mishawaka is allocated HOME funding based on a percentage formula as determined by HUD.

St. Joseph County - County Commissioners

Two county commissioners serve as the County representatives to the Consortium. The county does not receive HUD entitlement funding but does receive HOME funding. As a member of the Consortium, the County is allocated HOME funding based on a percentage formula as determined by HUD.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 1 Action Plan Citizen Participation response:

The process for the compilation of this 2010 Action Plan was as follows:

General Process – As of June 10, 2009, the notice of the summer (July 22, 2009) public hearings, along with an application form and the schedule for the year's process, was sent to all organizations on the HCD mailing list. The mailing list includes all current agencies receiving CDBG, HOME or ESG funds as well as anyone else indicating an interest in being on the mailing list. This information is also available on the City of South Bend's website (http://www.southbendin.gov/living/community_development/index.asp).

Two public meetings were held July 22, 2009, to discuss housing and community development needs, review program performance, the availability of federal funding (CDBG, HOME and ESG), and to solicit proposals for funding. The two meetings had the same agenda but were held at different locations and at different times of the day to allow participation of people with a variety of schedules.

The South Bend Community Development Division, the St. Joseph County Commissioners, and the City of Mishawaka Department of Planning & Community Development worked together to prepare the 2010 Action Plan which outlines priorities and objectives as appropriate and further outlined in the 2010-2014 HCD Plan. This 2010 Action Plan incorporates recommendations for funding made by the local jurisdictions.

The proposed Action Plan was available for review starting October 1, 2009, for a thirty (30) day period, ending November 2, 2009. Comments were accepted during these 30 days and were considered when developing the Final Action Plan. Two public hearings (one in Mishawaka and one in South Bend) were held during the public comment period, on October 14, 2009.

The Action Plan will be submitted to HUD by November 15th and copies made available to the public. A summary of comments received on the proposed plan will be included. Amendments to the Action Plan will only be made after adequate opportunity for public comment has occurred as outlined below.

Access to Information/Opportunity to Comment - Copies of the final Housing and Community Development Plan and the 2010 Action Plan are available in the following offices during regular business hours:

- Mishawaka Department of Community & Economic Development - 600 E. Third St., Mishawaka
- South Bend Department of Community & Economic Development - 1200 County-City Building, South Bend
- City of South Bend Clerk's Office, 4th Floor, County-City Building, South Bend
- St. Joseph County Public Library branches
- Mishawaka-Penn Public Library branches
- Walkerton Library
- New Carlisle Olive Township Library

These documents will also be available on the City of South Bend's website (http://www.southbendin.gov/living/community_development/index.asp).

Timely Response - Written complaints on the HOME Program, Emergency Shelter Grant, and the South Bend Community Development Block Grant Program, should be directed to: Division of Community Development, 1200 County-City Building, 227 W. Jefferson, South Bend, IN 46601. Written complaints about the Mishawaka Community Development Block Grant program should be directed to: Department of Planning & Community Development, 600 E. Third St., Mishawaka, IN 46544. All such written complaints will be answered, in writing, within 15 working days, where practical. Written complaints received during the public comment periods will be answered as if they were received on the last day of the comment period to allow consideration of all complaints together.

Summary of Comments on Investment Portion of 2010-2014 HCD Plan (2010 Annual Action Plan) – No comments on the 2010 Action Plan were received.

For comments made on subsequent Annual Action Plans (for years 2011-2014), see the Annual Action Plan sections for those years attached as Appendices when they are developed.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 1 Action Plan Institutional Structure response:

South Bend continues to utilize a team approach to working with its partners in implementing the programs/projects funded through the various federal sources. The Community Development staff regularly communicates with all sub-grantees, conducts meetings with those entities involved in the targeted areas and, through its Residency program with the CDCs, has a direct staff link to the status of activities. South Bend maintains a "Residency" program with its two CDCs which offers one staff per CDC that can provide additional assistance and direct involvement with daily activities.

Any targeted approach to a geography meshes the efforts of South Bend City departments, the CDCs, and other nonprofits such as Habitat for Humanity to broadly plan and advance the effort. The HOME, CDBG, CDBG-R and NSP funds targeted to the Near Westside and the Near Northwest Neighborhood offer an opportunity for all of these entities to work together using their various areas of expertise and educating each on opportunities and challenges that will support the successful conclusion of the plan.

The Consortium members are continually informed as to project/program status as their meetings during the year allow for two such updates. Scheduled in advance of the beginning of the year, sub-grantees are aware and plan for visual and verbal updates.

The Continuum of Care members, who include the Cities of South Bend and Mishawaka, continue to meet every two months to discuss program status, funding opportunities, and to address the broader issues of homelessness and service in the community.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 1 Action Plan Monitoring response:

Community Development staff will:

- Execute specific contracts outlining services to be provided; the dollar amount; specific targeted goals and the timetable for achieving those goals. In addition, the contract outlines applicable federal rules and regulations which must be followed for the applicable federal program (i.e., CDBG, HOME, ESG, NSP, and HPRP).

- Have regular communication with, and meet with, the CDCs and Habitat as a team to monitor program progress.
- Review monthly progress reports that indicate funds committed to specific activities, monies spent to date, progress toward goals outlined in the contract, information on the beneficiaries of the activity and any problems or additional comments which affect the project. Claims for reimbursement are not processed unless reports are current.
- Conduct on-site monitoring visits of sub-grantees at least every two years to review their internal systems and ensure compliance with applicable requirements. Members of the staff meet with appropriate members of the sub-grantee staff to review procedures, client files, financial records and other pertinent data. For those sub-grantees allocated large amounts of CDBG/HOME/ESG monies in one year, annual monitoring will be the norm, but the focus may be limited to specific areas (income verification, acquisition procedures, relocation, etc.) during those meetings.
- Will work closely with subgrantees to keep up-to-date maps and other records on the status of such property. In furtherance of their neighborhood revitalization efforts, subgrantees find it necessary to acquire vacant lots and/or buildings beyond repair which need to be demolished. In either case, the agencies are then in a position of owning a concentration of vacant lots in their neighborhood. While this concentration of property can provide crucial blocks of raw land upon which new development can occur, it can also present challenges to monitoring as staff must ensure all applicable requirements are met into the future.
- Arrange with the St. Joseph County Building Department to inspect HOME funded multi-family rental in compliance with HOME program requirements.
- Monitor overall progress of progress of CDBG, HOME, ESG, and other expenditures to ensure compliance with timeliness of expenditures monthly.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 1 Action Plan Lead-based Paint response:

There are many organizations within the St. Joseph County, including organizations within the cities of South Bend and Mishawaka that are working to reduce the threat of lead poisoning. The St. Joseph County Health Department has a large lead poisoning prevention program that includes a staff of four full time and one part-time environmental health specialist addressing lead poisoning including four licensed risk assessors. The Health Department 1) performs environmental case management for lead poisoned children; 2) conducts an outreach program to educate the public and elected officials about the threat of lead poisoning; 3) consults with paint supply stores to ensure appropriate information is being given to suppliers; 4) conducts risk assessments and clearance exams for the community; 5) maintains the Systematic Tracking of Elevated Lead Levels and Remediation (STELLAR) database for St.

Joseph County, which is used to keep track of children's blood-lead levels. In addition, the Health Department has four nurses that perform medical case management for every lead poisoned child and provide free lead testing of children.

Memorial Hospital Systems and the South Bend Medical Foundation provide free lead testing of children. Memorial Hospital and Health System operates the St. Joseph County Women, Infants and Children Program, which provides lead tests for 2-year-old enrollees.

The St. Joseph County Lead Task Force consists of organizations that are working to eliminate lead poisoning of children. The Lead Task Force consists of more than 16 organizations and has been in existence for 13 years. It works to integrate lead poisoning prevention efforts and to overcome obstacles and barriers encountered and to energize the community to perform grant activities.

In 2006 the Housing Authority of South Bend teamed with the Health Department and were awarded a \$3 million Lead-Based Paint Hazard Control grant from the Department of Housing and Urban Development (HUD) to eliminate lead hazards in homes, train contractors in safe work practices and training for their lead supervisor and abatement worker licenses, and to strengthen the outreach program to inform the public about lead based paint hazards. Other partners included the South Bend Medical Foundation, Near Northwest Neighborhood, Memorial Hospital Systems and others. The grant was very successful and exceeded every grant deliverable. These organizations and others are applying for the rebid of this grant in 2009.

Showing the community support for lead poisoning prevention, the Board of Health, County Commissioners and Council, Mayor of South Bend, Community Foundation of St. Joseph County, 1st Source Bank, and Teachers Credit Union have donated over \$250,000 to support the local lead poisoning prevention efforts. Many local supplies have also been contributed generously.

The South Bend Medical Foundation provides free blood-lead testing to children under age 7 in St. Joseph County, using certificates that families can bring in to any of five lab locations. The South Bend Medical Foundation provides about \$20,000 of free testing yearly to children.

The St. Joseph County Commissioners and County Council are concerned about lead hazards in St. Joseph County, and have funded a lead abatement and educational program for nine years.

Memorial Hospital and Health System operates the St. Joseph County Women, Infants and Children Program, which provides lead tests for 2-year-old enrollees.

The Community Development Office and the County Health Department are working together to address lead issues in the various programs requiring lead testing. The City will be arranging for the Health Department to do the lead inspections for a number of the housing programs to better coordinate programmatic efforts.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

South Bend

HIGH PRIORITIES

Homeownership: The age of the housing stock in the inner cities creates certain challenges for neighborhoods particularly if the houses within it have not been properly maintained. This sometimes occurs because of a concentration of low income homeowners without sufficient means to keep up with the maintenance requirements of an older home. To assist these residents, South Bend supports the inclusion of the following activities:

- Loans/Grants to Owner-Occupants for Home Rehabilitation/Repair/Purchase
- Home Modification for Elderly and Disabled Homeowners
- Delinquency & Foreclosure Resolution for Existing Homeowners
- Clearance and Demolition
- Lease Purchase Programs
- Home Buyer Education Programs/Training
- Rehab for Resale to Homebuyers
- Single Family Home Construction (includes infill and demolition for future development)

Homeownership Assistance: CDBG funds will support closing cost/downpayment assistance and mortgage subsidies to families and individuals at 50-80% of median household income. It is anticipated that with the \$275,000 allocated to the 80/20 program of the Community Homebuyer's Corporation (CHC) and, the \$35,000 allocated to Housing Development Corporation's (HDC) downpayment assistance program REWARD0- that 20 mortgages and 35 downpayments will occur in 2010.

Acquisition/Rehab: CDBG and HOME Acquisition and rehabilitation of properties for resale to households below 80% of median household income. This activity in the targeted neighborhoods of the Near Westside and Near Northwest by the CDCs, South Bend Heritage Foundation at \$424,000 and Near Northwest Neighborhood Inc., at \$571,156 will provide housing to a minimum of 6 families in 2010.

New Construction: Homeownership assistance through HOME funded mortgage subsidies offered through Habitat for Humanity, allocated \$84,000, and the Northeast Neighborhood Revitalization Organization (NNRO), allocated \$260,849, will support homeowners in newly constructed homes. Home locations could be in the Near Westside, Near Northwest, and Northeast neighborhoods, as well as the

Neighborhood Revitalization Strategy Area (NRSA) including Census Tracts 19, 20, and 21. It is anticipated that at least 9 subsidies would be available to new homeowners in 2010.

Acquisition, Demolition and Clearance: Support for demolition activity as part of a larger neighborhood improvement plan as in the Northeast neighborhood, as a complement to housing acquisition/rehabilitation and new construction activities in Census Tract 10. With the \$100,000 allocated to the NNRO for the Northeast Neighborhood that 6 demolitions would occur in 2010.

Counseling: Counseling is seen as critical to address the current foreclosure situation of many residents and, the preventative educational effort for potential homeowners. The City is a HUD certified housing counseling agency that addresses both aspects of counseling. Homeownership programs of the CHC and HDC require pre- and post-purchase counseling, and the NSP funding requires a minimum number of hours of counseling for NSP assisted individuals/families. A portion of the \$130,000 Division of Community Development Program Delivery will cover the costs of an estimated 250-300 persons counseled in 2010.

Rehabilitation: Provided for those individuals and families up to 80% of median household income that own their home but need assistance in major safety related and/or health modifications. Such assistance addresses improvements to an aging housing stock, aids in homeowner retention rates, and can assist in the stabilization of neighborhoods. For the elderly population this option often provides a less expensive alternative and allows people to remain in their homes. It is anticipated that with the CDBG funded South Bend Home Improvement Program (SBHIP) at \$450,000 and Rebuilding Together (RT) at \$135,000 will result in 65 rehabs in 2010.

Quality Rental Property: Not everyone will become, or even want to become, a homeowner. There will always be a segment of the population which will rent, and a large percentage of that population will consist of households below 80% of median income. Therefore, activities will be put in place to support and develop well-run, quality rental units to serve our renter citizens.

Permanent Rental Housing: Acquisition, rehabilitation, infrastructure and/or new construction for assisted rental housing for persons at 80% or below median household income, primarily in the community development corporation target areas and the NRSA. It is anticipated that the \$225,000 of CDBG funds allocated to Robertson's Apartments where 80 of the 92 apartments are low/mod, and the \$424,000 allocated to SBHF for 2 properties will result in a minimum of 82 units being rehabbed in 2010.

Permanent Supportive Rental Housing: Acquisition, rehabilitation, infrastructure and/or new construction for assisted rental housing for the special needs population below 80% of median household income.

Tenant Based Rental Assistance: Assistance for individuals that are seriously mentally ill to provide safe, structured residential placement for persons who can live semi-independently with supportive services. It is anticipated that 6 individuals will be assisted in 2010 through the Madison Center's allocation of \$20,000 in HOME funding.

Numerous sources of funding are expected to be available to support the various federal funds for supporting Homeowners and helping renters become Homeowners. In addition to annual CDBG & HOME funds, Neighborhood Stabilization Program (NSP), CDBG-Recovery (CDBG-R), private local financial institution support, community foundation dollars, and general community donations are anticipated. NSP and CDBG-R dollars are complementing the targeted area investment with additional nine single family rehabs and four newly constructed homes; a consortium of six local financial institutions pool resources to provide mortgage assistance to new homeowners through the Community Homebuyers Corporation (CHC); home modifications addressing medical needs will offer approximately 35 elderly homeowners assistance and will be supported by over \$900,000 from the Weinburg Foundation; Rebuilding Together completes approximately 25 homeowner rehabs per year with CDBG dollars and is additionally supported by local trades, business and individual monetary, labor and material donations.

Housing counseling is made available through CDBG, South Bend city resources and state dollars via the Indiana Foreclosure Prevention Network. All of these funding sources allow the counseling activity that supports the efforts for homeownership as noted previously.

Promoting quality rental property will be realized with the improvements to 80 low/mod units at Robertsons and the installation of 25 geothermal heating units at Dunbar Homes rental complex, which will see additional tax credit support to make improvements and upgrades to the entire complex. Additionally, the PHA's Section 8 vouchers, HOME funds for Tenant Based Rental Assistance of 6 units, and NSP funds to address the housing of 8-16 special needs persons will occur.

Efforts to prevent homelessness and assist the homeless will be supported with Homelessness Prevention and Rapid Re-Housing (HPRP) funds through an entitlement award, and via the State to local service agencies; McKinney Vento Homeless funds; Emergency Shelter Grant (ESG) funds for 4 agencies sheltering youth, women and children, and other homeless. In addition to a small amount of CDBG funds for the Veterans Shelter rehab, private local donations, as well as donated property, have been made available for this project.

Mishawaka **HIGH PRIORITIES**

The City of Mishawaka has a lower percentage of owner-occupied dwellings than does the surrounding county. In Mishawaka, the homeownership rate is 56.80%, while in St. Joseph County homeownership is 71.70%. Therefore, to stabilize established neighborhoods, increase housing standards, create a more diverse community, and positively affect the tax base, the City has made increased homeownership a priority. The City has several programs in place that it will continue to fund during the 5-year plan to address the housing needs of those in the 30-80% AMI range for St. Joseph County.

Direct Homeownership Assistance - First Time Homebuyer Program: The City of Mishawaka will provide direct homeownership assistance through our First Time Homebuyer Program. Program participants are in the 65-80% AMI range for St. Joseph County. The First-Time Homebuyer Program provides down payment and closing cost assistance in the form of a 15-year forgivable loan for new home

construction and infrastructure improvements. The City provides and clears the lots, prepares surveys, constructs new sidewalks and curbs and provides sewer and water connections. The program is funded with a HOME grant. It is estimated that 3-4 households will be assisted in 2010 with \$274,647.

Direct Homeownership Assistance - Lease to Own Self-Sufficiency Program: The City of Mishawaka will provide eligible applicants with down payment assistance in the form of a deferred payment loan to purchase homes that have been rehabilitated by the Department of Planning and Community Development. Program participants are in the 65-80% AMI range for St. Joseph County. The applicant participates in a "lease-to-own" scenario for two years, in which payments are made to the Department. After the two year time period, the applicant will have the opportunity to apply the payments they have made to a down payment for a mortgage. The mortgage is made affordable based on the applicant's income and through the deferred payment loan. The program is funded with CDBG monies. It is estimated that 2 households will be assisted in 2010 with \$89,723.

Indirect Homeownership Assistance - Habitat for Humanity Partnership: The City of Mishawaka has developed a partnership with Habitat for Humanity of St. Joseph County to provide indirect homeownership assistance. The City donates a cleared lot, installs infrastructure, and provides a construction subsidy to Habitat to provide more amenities in the home. Program participants are in the 30-50% AMI range for St. Joseph County. The program is funded with a HOME grant. It is estimated that 2 households will be assisted in 2010 as part of the Direct Homeownership Assistance funding of \$274,647 noted above.

The Housing Needs Table indicates that a need exists for increased homeownership among racial-ethnic groups in the City of Mishawaka. To meet that need, we estimate that 10 racial-ethnic households will achieve homeownership through the First Time Homebuyer Program, Lease to Own Self-Sufficiency Program and through the City's partnership with Habitat for Humanity. This number is included in the total households mentioned above.

Minor Owner-Occupied Home Rehabilitation: To address accessibility needs and allow disabled homeowners to remain in their homes, the City of Mishawaka has formed a partnership with the Local Carpenters Union to construct wheelchair ramps. Program participants are homeowners with annual income $\leq 80\%$ AMI for St. Joseph County. The program is funded with CDBG monies. It is estimated that 10 households will be assisted during the 5-year plan period.

Code Enforcement: To address issues of substandard housing, the City of Mishawaka will continue to fund an additional Code Enforcement officer in an older, central city neighborhood. The officer has a background in home construction, and is a licensed lead and asbestos supervisor. The added support provided by this officer helps ensure that the aging housing stock is being maintained, and that safe and decent housing is available to renters and homeowners alike. This program is funded with CDBG monies. It is estimated that a densely populated area of 3,000 residents will be served by this activity during the 5-year plan period.

Acquisition of Real Property: To stabilize and improve the health and safety of neighborhoods, the City will acquire substandard structures for the purpose of remediating blighting properties in its older neighborhoods. Some properties will be cleared for use in new construction activities such as the First Time Homebuyer

Program or the Habitat for Humanity partnership; some properties will be cleared and left as green space to ease congestion in the densely populated older neighborhoods; and other properties will be rehabilitated for use in the Lease to Own Self Sufficiency Program. This program is funded with CDBG and HOME monies. It is estimated that 15 properties will be acquired during the 5-year plan period.

Clearance and Demolition: To stabilize and improve the health and safety of neighborhoods, the City will demolish and clear substandard structures for the purpose of remediating blighting properties in its older neighborhoods. Some properties will be used for new construction activities such as the First Time Homebuyer Program or the Habitat for Humanity partnership; some properties will be left as green space to ease congestion in the densely populated older neighborhoods. This program is funded with CDBG monies. It is estimated that 10 properties will be cleared during the 5-year plan period.

St. Joseph County

Homeownership: HIGH PRIORITY

Homeownership Assistance: HOME funds will support homeowner subsidies to families and individuals under 80% of median household income.

Rehabilitation: HIGH PRIORITY

Homeowner Rehabilitation: Provided for those individuals and families up to 80% of median household income that own their home but need assistance in major safety related and/or health modifications. Such assistance addresses improvements to an aging housing stock, aids in homeowner retention rates, and can assist in the stabilization of neighborhoods. For the elderly population this option often provides a less expensive alternative and allows people to remain in their homes. HOME funds will support the Housing Assistance Office's (HAO) Homeowner Rehab Program in the amount of \$110,494 in 2010. It is anticipated that these funds will support approximately 20 rehabs.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year 1 Action Plan Public Housing Strategy response:

South Bend

As a perennial HUD High Performing PHA in both its Section 8 and Public Housing Programs, the HASB is meeting the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction and is actively seeking to expand its capacity to assist more families on a continual basis.

The HASB has embraced the move by all PHAs to asset-based management of its properties and was ahead of most in implementation of these principles. In 2001, the HASB, realized that one of its developments (Northwest) was out of step with the single family home development in the adjacent neighborhood. Due in part from the density of the development, Northwest was plagued by very low occupancy rates. The HASB demolished 22 units and totally changed the appearance of the remaining 24 units to reflect the change to single family homes in the area. Since the revitalization, occupancy is typically 100% and the remaining units have helped continue to stabilize this neighborhood.

As a result of the demolition of the 22 units at Northwest, the HASB applied for and received Replacement Housing Funds from HUD and has committed to the purchase of single family homes. With the decline in real estate, the HASB has been able to purchase properties in areas not accessible before and continues to expand the availability of public housing in all areas of the City.

Having long since made all public housing lead safe and after implementing an award-winning Section 8 Landlord Assistance Program concerning the 2001 implementation of the Lead Rule for Section 8 properties (which resulted in the HASB not losing one landlord over the proposed rule), the HASB in 2006 applied for and received a Lead Hazard Control Grant. The HASB has submitted another application for Lead Hazard Control and is an active participant organization in the St. Joseph County Lead and Healthy Homes Task Force.

In the near future the HASB will be looking to additional revenue streams to continually expand the number of families it can serve via public housing and similarly Section 8. The use of Low Income Housing Tax Credits and project based section 8 housing are two options being contemplated.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year 1 Action Plan Barriers to Affordable Housing response:

The Residential Tax Abatement program is available to potential homeowners for consideration when thinking about homeownership. This allows a phasing in of the costs that can lessen the immediate financial burden and, coupled with the legislated property tax cap, could be critical to new homeowners.

The City of South Bend will continue its Housing Counseling and Homebuyer Education programs. Although not a financial mechanism, being better educated and understanding the costs and risks of homeownership can direct individuals where

their situation best suits them. Understanding if and when a home purchase is a viable option is most critical.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 1 Action Plan HOME/ADDI response:

ST. JOSEPH COUNTY HOUSING CONSORTIUM RECAPTURE GUIDELINES

The amount of equity to be returned to the initial home buyer of an affordable housing unit rehabilitated with HOME Funds (Homeowner) (Unit), and the amount of HOME funds subject to recapture under 24 CFR Part 92, Section 92.254, with respect to such Unit, will be determined as follows:

1. HOME funds expended for eligible activities in connection with the development of affordable housing, and which are allocable to such unit, will not be recaptured upon the initial sale by the recipient of HOME funds of such Unit.
2. HOME funds will be deemed allocated to a Unit (the Allocation) in accordance with the scope of the project wholly or partially financed by such HOME funds. In the case of a project consisting solely of affordable housing units, HOME funds shall be allocable to each Unit developed by the project in the same proportion the HOME funds bear to the total of all funds expended in completing the project.
3. The total HOME investment in the Unit that is subject to recapture upon sale of the Unit by the Homeowner, and each subsequent sale during the minimum period described in paragraph number 4, herein below (Recapture Amount) (Recapture Period), is that portion of the Allocation that enabled the Homeowner to buy the Unit, which includes that portion of the Allocation (whether in the form of a direct subsidy to the Homeowner or a construction or development subsidy) that reduced the Homeowner's purchase price for the Unit from the fair market value of the Unit (as determined by an independent appraisal of the after-rehabilitation value of the Unit) to an affordable price (determined to be the Homeowners's purchase price for the Unit).
4. The Recapture Amount is subject to recapture under these guidelines for the following minimum periods:
 - A. Five (5) years where the Allocation is less than \$15,000.00;
 - B. Ten (10) years where the Allocation is \$15,000.00 to \$40,000.00;
 - C. Fifteen (15) years where the Allocation is greater than \$40,000.00.
5. The deed effectuating the subsequent sale of the Unit by the Homeowner, and the deeds effectuating each subsequent sale of the Unit during the Recapture Period, shall reflect the balance of the Recapture Amount yet to be recaptured.
6. Upon the satisfaction of the recapture requirements with respect to any Unit, the St. Joseph County Housing Consortium shall promptly issue a certificate of satisfaction regarding the same and cause the recording of the same in the Office of the Recorder of St. Joseph County.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 1 Action Plan Special Needs response:

The 2010 Action Plan allocates a total of \$123,135 of Emergency Shelter Grant (ESG) funding to four agencies managing shelters in the community. They are:

YWCA Women's Shelter for Domestic Violence	\$44,901
AIDS Ministries/AIDS Assist	\$15,416
Center for The Homeless	\$32,046
Youth Service Bureau	\$26,284

Additionally, the 2009 renewal of funding through the Shelter Plus Care Program, offers shelter assistance through Madison Center. This McKinney Vento Homeless Assistance funding is designed to link rental assistance to supportive services for hard to serve homeless persons with disabilities, primarily those and their families, who are seriously mentally ill; have chronic problems with alcohol, drugs or both, or have acquired AIDS.

As part of its strategic planning, the St. Joseph County Continuum of Care (CoC) has established the following objectives:

- Create new permanent housing beds for chronically homeless individuals.
- Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.
- Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.
- Increase percentage of persons employed at program exit to at least 20 percent.
- Decrease the number of homeless households with children.

To meet these objectives, the CoC is creating goals for the next 1, 5, and 10 years.

The CoC is working toward the following priorities:

- Restructuring the traditional shelter system toward the Housing First model and meeting Hearth Act priorities.
- Focusing on prevention and rapid re-housing activities with HPRP funds.
- Using two distinct approaches, one for situational impoverished homeless individuals and one for the chronically impoverished homeless, to re-house them.
- Reducing the unsheltered or precariously housed population by 50% by 2012.
- Reducing the time spent in transitional housing.

The chronically homeless, severely mentally ill, veterans, persons with HIV/AIDS, victims of domestic violence, and youth will be moved into rapid re-housing options rather than the traditional shelter system; the chronic substance abuse homeless subpopulation will use a traditional shelter model with expanded services and programs. A large-scale permanent housing project for the severely mentally ill is being pursued. The Center for the Homeless is establishing a homeless veterans facility. Homelessness prevention funds will be focused on persons with HIV/AIDS and youth. The CoC is also considering a facility for the chronically homeless who typically stay outside of the shelter system.

With the support of the 2009 Homelessness Prevention and Rapid Re-Housing (HPRP) funds, the Continuum of Care (CoC) agencies have worked together to design a collaborative process based on referrals and complementary programs and services. One agency will serve as the single point of entry to provide financial assistance and make referrals to other appropriate agency partners. The process will include shelter housing, movement to current ESG or SHP funded agency programs, and working with the CoC to ensure needs are met appropriately per client. Case management services will be available through four agencies to regularly assess the needs of clients. One agency in particular will serve returning prisoners who are homeless.

Discharge planning within the community continues to be extremely difficult. While the hospitals and community mental health centers have coordinated plans with the emergency shelter facilities, they are still less than ideal for an individual just released from their care. Additionally, county and state correctional facilities are not coordinating their releases; it is not uncommon to have an individual arrive at a facility with paperwork ordering them into residence when there is no available bed. With the support of the Indiana Housing and Community Development Authority, the CoC has been working with the State Department of Correction and the Department of Child Services to improve the coordination of discharge policies.

The CoC has developed discharge coordination policies for foster care, health care, and mental health systems of care.

Foster Care: The Indiana Division of Child Services case managers are responsible for creating individualized plans for each youth being discharged from foster care. They are responsible for case planning, and reunification conferences with providers including foster parents, birth parents, children (when age appropriate), and Court Appointed Special Advocates. Discharge planning does not include use of McKinney-Vento funded shelters. Youth aging out of foster care receive independent living services that cover areas such as financial independence, educational needs, vocational needs, mental health and substance abuse treatment. The Division of Child Services has a written protocol and partners with appropriate community providers to ensure that youth discharged from foster care are not discharged into the streets.

Health Care: Memorial Hospital and Health Care Systems and St. Joseph Regional Medical Center are the two major health care centers in the community. Both have written protocols concerning the Discharge Planning and Process in place. Discharge planning begins at the time of admission. The protocols state that the social worker/case manager shall provide assistance when identified or requested. Both health care facilities will be meeting with the St. Joseph County Continuum of Care to discuss a better-coordinated discharge plan for homeless or potentially homeless individuals. Future revisions of their policies will specifically address the hospitals not discharging to McKinney-Vento funded shelters.

Mental Health: Madison Center and Hospital have numerous written policies, protocols, and Memorandums of Understanding involving discharge of homeless or potentially homeless individuals. If this is the case, the protocol instructs the social worker to contact Center for the Homeless and/or other shelters to find out whether the individual is banned, timed-out or needs to go to the grievance board. The social worker also is to administer a STAT urine drug test to establish that the patient has no drugs in his/her system and is able to go to Center for the Homeless per their requirements. Madison Center maintains a Center for the Homeless Discharge Tracking Sheet to track discharges to the center and the sheet is reviewed monthly by the Director of Clinical Services on the last day of the month. A release of information is also available if the patient chooses to utilize Hope Ministries as the next step. MOUs are in existence with both Center for the Homeless and Hope Ministries. Neither Center for the Homeless or Hope Ministries are recipients of McKinney-Vento funding.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year 1 Action Plan ESG response:

Not applicable.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 1 Action Plan Community Development response:

South Bend's neighborhood revitalization focus became more urgent in recent years with the onset of the housing crisis nationally and the resulting number of vacant and abandoned homes. This situation, coupled with an aging housing stock, creates a challenging environment for neighborhoods and the community.

Complementary activities including public facility acquisition and rehabilitation, demolition, and infrastructure are seen as necessary and critical to achieving revitalization and assuring other investment.

Public Facilities

Improvements to Community Facilities: HIGH PRIORITY

Support for addressing vacant and/or underutilized buildings that promote neighborhood revitalization, and/or serve the low income population. Preference given to projects with additional private or other state/federal funding. CDBG funds will support three such facilities in 2010: \$50,000 towards a Veterans Shelter to house 6-12 individuals; \$25,000 to La Casa de Amistad for the renovation of a more accessible food pantry space; and \$100,000 to the Near Northwest Neighborhood Inc. for the continuation of the renovation of the old Van Buren Market for community meeting space.

Acquisition of Community Facilities: MEDIUM PRIORITY

Support for acquisition of buildings with end use as a community facility serving the low and moderate income population. \$86,000 of 2010 CDBG funding is allocated to Habitat for Humanity to replace their RESTORE which provides home repair and improvements supplies and materials at a lesser cost.

Public Improvements

Code Enforcement Demolition: HIGH PRIORITY.

Support for activities that stabilize and improve the health and safety of neighborhoods, demolition and clearance of substandard structures for the purpose of remediating blight in older neighborhoods. CDBG funds in the amount of \$100,000 are anticipated to fund 10-13 demolitions through the Department of Code Enforcement.

Infrastructure - Sidewalks, Streets, Lighting, Parks: MEDIUM PRIORITY.

Support for small scale infrastructure related to particular housing or community facility projects. In 2010 CDBG will fund \$75,000 to SBHF for rebuilding an alley behind the Civil Rights Heritage Center in the Near Westside target area. The community partnerships and subsequent investment that have developed the Civil Rights Heritage Center will result in a significant improvement to the neighborhood with the utilization of a formerly vacant building.

Technical Assistance: HIGH PRIORITY

CDBG support as it relates to increasing the capacity of neighborhood based entities to carry out eligible neighborhood revitalization activities. CDBG funds of \$30,000 will support Neighborhood Resources Inc. (NRC) to provide 10-15 small scale grants.

Public Services: MEDIUM PRIORITY

CDBG funds are planned to be used for public services through the 2010 program year. A variety of services such as childcare, assistance to the elderly, public safety and counseling will be funded with a total of \$166,435 of CDBG funding. This activity is planned to be limited to public safety activities beginning in 2011 and continuing through 2014.

The City of South Bend's policy decision to shift resources from public services to physical improvements/neighborhood revitalization activities was effective with the 2007 program year. Given vacant property issues and the desire to more substantially advance efforts towards physical change in neighborhoods, the priority shifted away from public service activities. To that end, public service grantees were told to anticipate a 25% phase-out annually with 2010 being the final year of funding.

Economic Development: MEDIUM PRIORITY

The City of South Bend has actively pursued economic development initiatives through its partnerships/support of the Chamber of Commerce, Project Future, the Urban Enterprise Association, Downtown South Bend, as well as job training programs through Project Impact and Bridges Out of Poverty.

Additionally, the City has been focusing on larger economic development projects such as Eddy Street Commons and Ignition and Innovation Parks as catalysts for broader neighborhood development. The basic plan, in terms of new business development complemented by the subsequent potential for renewed interest in housing, is to see revitalization over time impacting adjacent neighborhoods. These initiatives have been funded from local funding sources other than CDBG.

Mishawaka

While the City of Mishawaka's focus in the area of community development has been on providing decent, safe, sanitary housing and a suitable living environment for low-to-moderate income citizens, the City also gives priority to projects which improve public facilities, services and economic development.

The City of Mishawaka continues to allocate CDBG funds for the installation and/or replacement of curbs, sidewalks and street pavement, as well as storm and sanitary sewers in areas around the city. The City routinely funds public services in order to address community needs, such as family counseling, parenting, food and nutrition, energy efficiency and neighborhood programs for both the elderly and youth. The organizations that provide these services include the Boys and Girls Club of St. Joseph County, YMCA, Stone Soup Community, Family and Children's Services, the Food Bank of Northern Indiana, REAL Services and Home Management Resources.

The Cities of South Bend and Mishawaka have followed an active economic development strategy. The community's Chamber of Commerce and its quasi-affiliated business attraction program, Project Future, are very active in trying to bring new companies to the area. The Small Business Development Center is available to lend technical assistance to existing or start-up businesses. South Bend and Mishawaka are also members of the Northern Indiana Workforce Investment Board in the Michiana Business Retention and Expansion Program. WIB actively promotes business retention in the local region and creates local investments in businesses that are currently located in the community.

The City of Mishawaka and its residents share a pride in the history of their neighborhoods. Many residents were employed by the Uniroyal plant and have lived in its surrounding neighborhoods for decades. However, as the population has aged, the historic homes they once owned and cared for have been inherited and sold, and in many cases converted into rental units and/or neglected. In the last few years, Mishawaka has had significant neighborhood problems related to the increase of foreclosures, vacant homes and blighted structures. However, faith in the older neighborhoods remains strong, and mixed among the dilapidated abandoned buildings are many well-maintained homes. Many of the City's short- and long-term plans are driven by the number of foreclosures and vacant and abandoned properties concentrated in these older neighborhoods. The tide of blight caused by vacant and abandoned homes can be reversed, while new families will be provided the opportunity to live in the revitalized historic districts.

Street Improvements: To address the aging infrastructure in older center city neighborhoods, as well as enhance the impact of its housing activities, the City of Mishawaka funds street improvements in the low-moderate income neighborhoods in which it is working. This program is funded with CDBG monies. It is estimated that 2,400 linear feet of streets will be improved during the 5-year plan period.

Sidewalks: To address the aging infrastructure in older center city neighborhoods. Similar to street improvements, the City of Mishawaka funds the installation/replacement of sidewalks in low-moderate income neighborhoods to enhance the impact of its housing activities. This program is funded with CDBG monies. It is estimated that 4,800 square yards of sidewalk will be installed/replaced during the 5-year plan period.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 1 Action Plan Antipoverty Strategy response:

In 2009, South Bend Redevelopment funding was provided to Project Impact to pilot a program to assist with job readiness, primarily for ex-offenders. The basis of the program was to assist individuals with integration into the community while being trained for potential work in the community. The program also had a segment to encourage businesses and find business partners willing to employ the program participants. The initial numbers include 125 participants with 82 graduating and of those with 16 in full-time permanent positions and 40 with some level of part-time employment. Further examples of the variety of mechanisms this community employs to try to attack the problems of poverty in this community include the Center for Homeless STAR (Skilled, Trained, Able, and Ready) program which includes job readiness, externships, job retention, and job search; assistance with job training, bus tokens to such training and/or job interviews, child care and uniform allowances for residents of the Urban Enterprise Zone, under the Zone Resident Employment Program (funded from local UEA dollars).

Two more recent programs are the Apprenticeship Academy and Bridges Out of Poverty. The Apprenticeship Academy was started by a business CEO who could not find trained workers. Working with Vincennes University, a training program primarily targeted to manufacturing, but also including health certifications, is coordinated among the Academy, South Bend Community School Corporation, Work One, and the City of South Bend. Bridges Out of Poverty is a local program based on a nationally recognized model that serves to educate both the low-income individual and the employer community on how to work together to address issues that prevent people in poverty from becoming employed. The Bridges classes are part of the City's Weed & Seed Program generally targeted to the same neighborhoods as the CDBG funding.

The St. Joseph County community is further committed to implementation of the low income employment (Section 3) provisions at 24CFR, Part 135 in the use of federal funds covered by Section 3. To that end, the Section 3 clause is incorporated into each contract using CDBG, CDBG-R, HOME, ESG, NSP, and HPRP funding. All public works construction contracts using such funds include Section 3 language as well. In addition, Section 3 requirements are outlined during the pre-construction meeting for those projects. Each contractor is also asked if they will be hiring new employees as a result of the project. If the answer is yes, we will monitor their efforts to employ Section 3 residents for that job. We further understand the South Bend Public Housing Authority is establishing a list of eligible Section 3 workers among their residents and will work with the Housing Authority to connect the employment opportunities with the Section 3 people seeking work. Our housing rehabilitation contractors also sometimes need employees to complete their work. We will work with our housing rehabilitation nonprofit partners to enhance the potential that Section 3 residents will be able to secure employment with those businesses as well.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 1 Action Plan Specific Objectives response:

South Bend

For South Bend, priority areas include addressing housing needs for elderly homeowners and renters, frail elderly homeowners with medical issues, persons with mental disabilities, persons with physical disabilities, and persons with HIV/AIDS. It is anticipated that more than 100 people will be assisted in 2010. Efforts to achieve the following objectives will be undertaken:

- Allow elderly to live in their home longer.
- Address medical-related home improvements to make access and living more comfortable for the elderly.
- Improve aging housing stock.
- Provide options for elderly rental housing.
- Provide housing options and support for the mentally ill.
- Provide housing options and subsidy support for persons with HIV/AIDS and their families, including children.
- Provide housing options for the disabled.

A combination of resources will be used to address these needs in 2010. Rehabilitation of owner-occupied homes through CDBG, CDBG-R, and HOME funding will work in tandem to assist the elderly population. One specific Aging in Place Home Modification Program will assist a minimum of 90 homeowners between 2010 and 2012. CDBG-R funding of this activity matches a private foundation grant of more than \$600,000. Additionally, CDBG will assist with improvements to 80 units of elderly rental housing, allowing the Robertson's facility to receive needed improvements. NSP resources will be utilized to construct two group homes to house 8-16 individuals with mental and/or physical disabilities. These homes are planned for completion in late 2010/early 2011. Continued support for tenant based rental assistance to house the severely mentally ill and to support individuals with HIV/AIDS is planned. Annually, HOME and ESG funding provides housing assistance for approximately 41 individuals and 20 children.

Mishawaka

The Mishawaka Housing Authority is expanding services in River View 500 to include assisted living for low and moderate income elderly and disabled individuals and families. Specific improvements are being made to the building in order that it can be licensed to provide assisted living services and receive reimbursement from Medicaid for the services provided. The improvements are expected to cost

approximately \$2.5 million and are being financed through Housing Authority reserves, a Federal Home Loan Bank grant, and a private loan using the Mary Phillips School Apartment building as collateral.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 1 Action Plan HOPWA response:

The Continuum and its three member jurisdictions do not receive HOPWA funding.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year 1 Specific HOPWA Objectives response:

Not applicable.

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

None.